



39 Ashdown Way, Grove, Wantage OX12 0AQ
Oxfordshire, Guide Price £310,000

Waymark

Ashdown Way, Wantage OX12 0AQ

Oxfordshire

Freehold

Immaculate Three Bedroom End of Terrace Family Home | Much Improved & Well Maintained! | Impressive & Spacious Open Plan Living | Good Size Bedrooms | Modern Re-Fitted Family Bathroom | Enclosed Rear Garden | Quiet No Through Road, Close To Amenities | Viewing Highly Advised!

Description

Representing an ideal first time or investment purchase, is this immaculately presented three bedroom end of terrace family home situated at the end of a quiet no through road within the popular location of Grove.

On entering the property, the entrance hall gives access to the ground floor cloakroom and impressive open plan living/dining/kitchen room. The kitchen is complete with a range of wall and floor mounted cabinets with built-in fridge/freezer, oven and induction hob. The living area has been improved with a recent addition of a media wall, whilst the dining area boasts ample space for a large dining table and chairs. The first floor consists of a landing, modern re-fitted family bathroom and three good size bedrooms.

Externally there is an enclosed rear garden which is mainly laid to lawn with patio area which is perfect for outside dining along with brick built store ideal for storage. There is ample off road parking for residents and visitors.

Furthermore, the property has been much improved and well maintained to a high standard, and should be viewed internally to fully appreciate all that is on offer.

The property is freehold and is connected to mains gas, electricity,

water and drainage. There is gas central heating and uPVC double glazing throughout.

Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark
Wantage Office

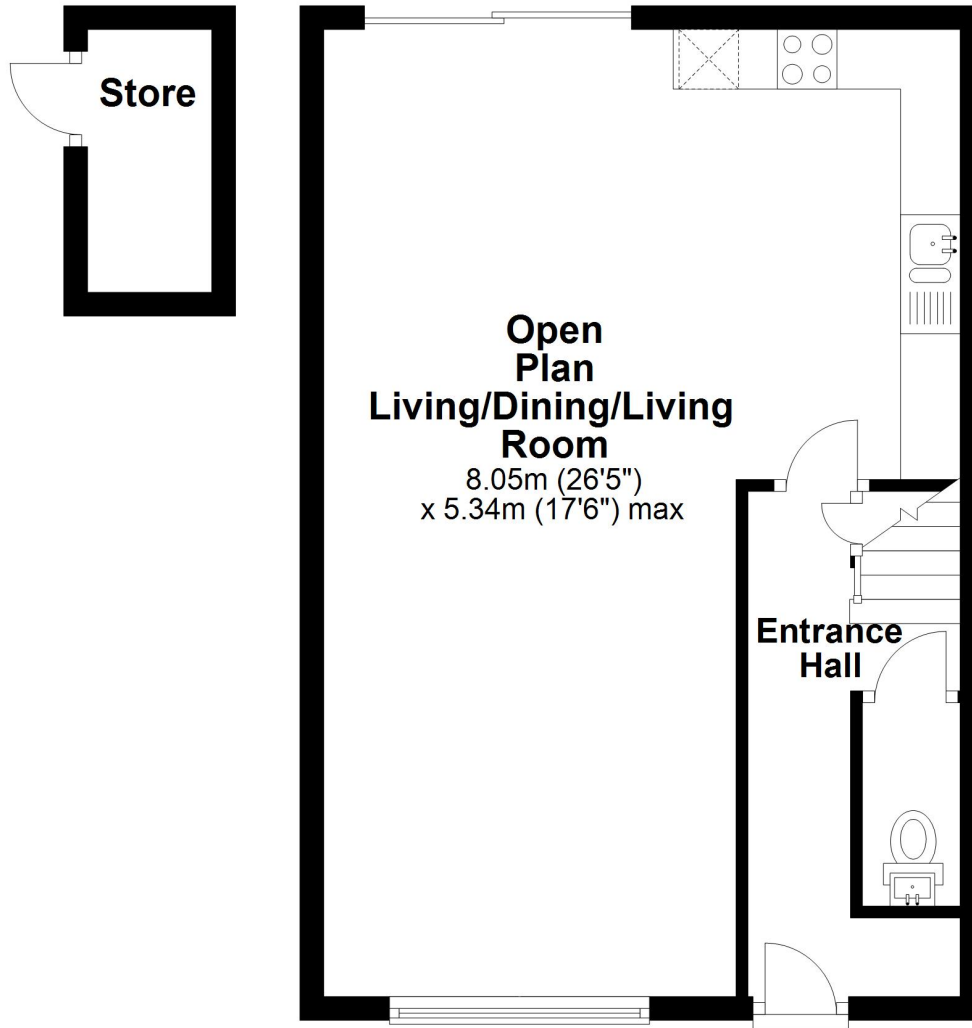
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

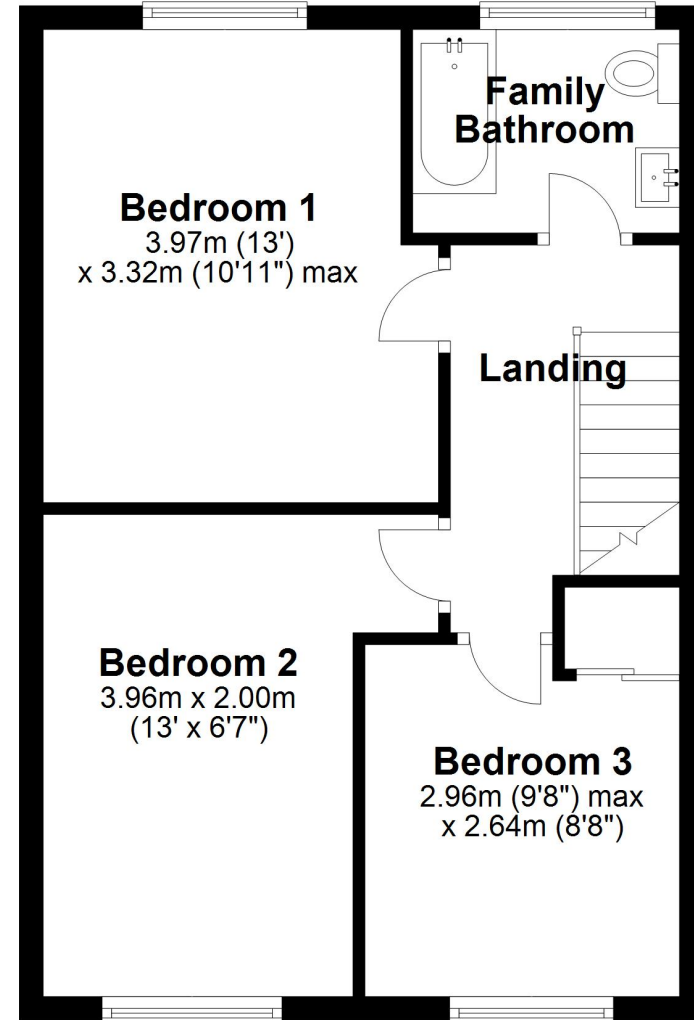
Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

